

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. Comments will be available at the Development Review Committee meeting on May 27, 2003.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. Flow test required.
2. Civil plan required showing fire main and hydrant location.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. Proof read the "Landscape Requirements". There is a reference to SR 84. Also, indicate Residential Buffer yard requirements. Provide street tree calculations (1/2 of the street trees should be shade trees.)
2. Provide a list of the existing trees and palms on site to be removed (if any). Provide calculations for their equivalent replacement above min.site Code requirements. All Tree Preservation Ordinance requirements apply.
3. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.

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**Division:** Planning

**Member:** Mike Ciesielski  
954-828-5256

**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

Request: Site Plan Review/ 3,500 sq. ft. retail/office building (B-1)

**Comments:**

1. Pursuant to Item #12 in Table 1, Section 47-24 of the ULDR (a new nonresidential use within 100 feet of residential property) and item # 15 in Table 1, Section 47-24 (redevelopment proposals that modify the site area by more than 25 %), this proposal must be reviewed by the Development Review Committee.
2. Provide a sealed survey (not a boundary survey).
3. Confirm with Chief Zoning Plans Examiner whether this site would be considered a waterway use and thus subject to Section 47-23.8 (waterway use) and the setbacks as required in Section 47-23.8 B.
4. Discuss with Chief Landscape Plans Examiner whether the Code requires a specific type of street tree(s) along E. Oakland Park Blvd.
5. On landscape plan, please include location of all light poles. Discuss proposed location of trees with Senior Landscape Plans Examiner.
6. Discuss with Engineering Design Manager whether the stacking on site is adequate and whether the ramp at the street corner meets Code.
7. Confirm with Engineering Design Manager that one (1) parking space needs to be eliminated for turnaround purposes.
8. On site plan, please indicate existing zoning of all areas adjacent to the site. (This should include zoning classifications for the City of Oakland Park if applicable).
9. On site plan, please show existing commercial development on the southeast corner of Coral Shores Dr. and E. Oakland Park Blvd. Specifically, please indicate whether there is parking along Coral Shores Blvd. for that commercial business and, if so, whether this is parallel or backout parking.

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10. Provide a point-by-point narrative specifying how the proposed development complies with the Adequacy Requirements as listed in Section 47-25.2.
11. Note that the site needs to meet all neighborhood compatibility requirements (including buffer yard wall requirements) found in Section 47-25.3. Please provide a point-by-point narrative of how this proposed development meets EACH of these neighborhood compatibility requirements. (Note that a buffer yard wall needs to be at least 6' in height).
12. Re: photometric plan; please verify the foot-candle level of the lighting adjacent to residential property complies with Sec. 47-25.3.A.3.a.i.
13. On elevation plans, please show all wall-mounted lighting proposed. On the site plan, please show location of all lighting standards on the subject property
14. Please identify or otherwise provide sample of proposed color of building ("Pearl Harbor Green"?)
15. Was this site previously used as a gasoline station? If so, the applicant should contact the Broward County Dept. of Environmental Protection and follow their procedures for redevelopment of a parcel of land that was previously used as a gas station.
16. On the site plan, please show footprints of adjacent buildings east of alley as well as north of site and indicate their setbacks from property line.
17. In order to confirm the total square footage of the building, please provide the total width of the space proposed for future retail space on the floor plans.
18. Please provide a narrative that describes the proposed operation. This narrative should include plans for the servicing of this building, security features, trash management plans, external signage and lighting systems, proposed hours of operation and number of employees.
19. The applicant is strongly encouraged to contact the neighborhood association (Coral Shores Civic Association) and apprise them of the proposed site plan and the proposed uses for this site.
20. Please note that an additional DRC Review may be required if these comments are not responded to within 90 days.
21. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Det. C. Cleary- Robitaille  
(954) 828-6419

**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. Impact resistant glass should be used on all doors and windows.
2. Security lighting should be placed over the east stairwell.
3. All offices and retail stores should be equipped with a perimeter alarm that includes a glass- breaking sensor system.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Zahra Bahrami

**Case #:** 47 R 03

**Date:** May 27, 2003

**Comments:**

1. Discuss requirement for additional right-of-way along Oakland Park Blvd. with the Engineering representative.
2. Dumpster enclosure shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.4.
3. Photometric lighting values exceed 0.5 foot-candles at the residential property line pursuant to section 47-20.14.
4. Neighborhood compatibility requirements of section 47-25.3 apply to this proposed project. Provide a narrative outlining how the proposed project complies with the requirements point by point.
5. Provide design details of the site wall and light fixtures.
6. Light fixtures shall comply with the setback requirements in which they are located pursuant to section 47-19.2.R.
7. Indicate the location of all mechanical equipment pursuant to sections 47-19.2.S., 47-19.2.Z. and 47-25.3.
8. Additional comments may be discussed at DRC meeting.